

# ***REFERRAL RESPONSE***



## **ULSTER COUNTY PLANNING BOARD**

General Municipal Law of New York State

Article 128

Sections 239-1 and 239-m

**Referral Number**      **2012157**

**Municipality**      Lloyd  
**Referring Agency**      Planning Board  
**Type of Referral**      Subdivision

**Local File Number**

**Name of Applicant**      Mountainside Woods  
**Name of Project**      Mountainside Woods  
**Project Location**      Westport, Ledgewood, and Trailside  
**Description**      162 single-family unit conservation subdivision. (153 acre parcel, 29.57 acre cluster).

**UCPB Decision**

**Required Modifications**

**See Attachments**      ✓

**Referral Officer**

Representing the Ulster County Planning Board

**Date Received**      9/10/2012

**Date Reviewed**      10/3/2012

**Form Date**      10/4/2012

**Status**      Reviewed



# Ulster County Planning Board

10/13/2012



Dennis Doyle, Director

Scott Saso, Chairman  
Town of Lloyd Planning Board  
12 Church Street  
Highland, N.Y. 12528

## RECOMMENDATION

**REFERRAL NO:** 2012-157  
**DATE REVIEWED:** 10/03/12

### Re: Mountainside Woods – Subdivision

#### Summary

This is a proposal to utilize 29.57 acres of an 153.07 acre site for the purposes of creating an 162-unit, single-family subdivision located in the Hamlet of Highland in the PRD, R-1, and R-1/4 zoning districts. 123.5 acres are to be dedicated as open space.

The following materials were received for review:

Subdivision plan set  
Site plan  
List of adjacent property owners  
SEQR Findings statement

#### Recommendations

The UCPB generally commends the applicant and the Town on this project as a strong example of conservation subdivision that places development in and around the existing center of the community with access to public infrastructure, improves access between adjacent subdivisions that were previously unconnected, and protects important open space resources within the community.

The UCPB has the following concerns with respect to this proposal: lighting and housing.

#### Housing

The Town of Lloyd's zoning statute contains *Section 100-36 Affordable Housing Regulations*, which require a 10% set aside for those projects with 10 or more units for moderate-income households (16 in this scenario). Based on the materials provided, the applicant is proposing all 162 units be sold at the market rate and it is unclear from the materials provided how the applicant will meet the requirements of the Town's zoning statute.

#### Required Modifications

The applicant will need to demonstrate how they are meeting the standards of the Town's zoning statute for providing moderate-income housing and failing that

demonstration, will need to make the necessary adjustments to the proposal to meet the 10% set aside requirement.

### **Lighting**

Lighting details are absent from the materials provided. Given the efforts and great attention to detail that has been placed on the neighborhood design that includes two side of the street sidewalks, similar attention needs to be paid to the street lighting too.

### **Required Modification**

Lighting levels should be calculated for the plan and levels should not exceed the Illuminating Engineering Society (IES). All luminaires should meet the "fully shielded" definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA. Where Metal Halide (MH) or Light Emitting Diode (LED) lamps are not proposed the applicant should be required to provide reasons why they were not chosen. MH and LED luminaires produce a more natural light (true color) as opposed to the yellowish-light of either high or low pressure sodium. Studies have shown that lower light levels are needed for this type of light than the yellowish light produced by HPS lamps. The LED fixtures are also more energy efficient, have a longer lamp life, and can be teamed with solar to add to project sustainability.

*Reviewing Officer*



Robert Lejbowitz, AICP  
Principal Planner

# FINAL ACTION REPORT FORM



Per GML 239-m and -n FINAL ACTION REPORTS ARE REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS AFTER FILING

Complete the local agency final action box, add the local file number, include any required submittals, and sign the form

**Name of Project:** Mountainside Woods

**Referral Number:** 2012157

**UCPB Decision:** Required Modifications

## Local Agency Final Action:

Approve

Disapprove

**Member Vote:** Yes:  No:

County Planning Board Decision -  
Reviewed no County Impact

Concurs with County Planning Board  
Modifications or Disapproval

Contrary to County Planning Board  
Modifications or Disapproval (see  
required submittals if checked)

## **Required Submittals:**

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

## **Local File Number:**

**Municipality:** Lloyd

**Referring Agency:** Planning Board

**Type of Referral:** Subdivision

**Name of Applicant:** Mountainside Woods

**Project Location:** Westport, Ledgewood, and Trailside

**Description:** 162 single-family unit conservation subdivision.  
(153 acre parcel, 29.57 acre cluster).

**Required Submittals Attached**

**Resolution Attached**

Local Officer:

Date:

## ~ For Ulster County Planning Board Use Only ~

### **Local Board Decision:**

**Original Date Received:** 9/10/2012

**Original Review Date:** 10/3/2012

**Final Action Date Received:**

**Status:** Reviewed

### **Return Form to:**

Referral Officer

Ulster County Planning Board

Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

